

# 109 LYONIA LANE WILDWOOD FL 34785

<https://candiscarmichael.com>



\$99,000



Welcome to this 2-bedroom, 2-bath home in the desirable Continental Country Club. Featuring an oversized living room, roomy kitchen, built-in desk, ample storage, and a relaxing Florida Room, this home is full of potential. An R/O Certificate helps lower monthly HOA fees. Lawn care, garbage, golf maintenance, cable, internet, wifi all included in maintenance. Enjoy [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1152 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRN6142370



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/N6142370>

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## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 5663 sq ft

**SubdivisionName:** TIMBERWOODS ESTATES

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1152 sq ft

**Year built:** 1984

**ListOfficeName:** EXP REALTY LLC

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## Location Details

**Township:** 19S

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Ceiling Fans(s), Other

**Flooring:** Carpet, Linoleum

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Metal, Roof Over

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Other, Outside

**Carport Spaces:** 1

**Exterior Features:** Other

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central



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## Property Details

**Subdivision Name:** TIMBERWOODS ESTATES

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional

**Parcel Number:** G26AK007

**Direction Faces:** East

**Construction Materials:** Other

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Handicap Modified, Pickleball Court(s), Pool, Recreation Facilities, Security, Shuffleboard Court, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s), Vehicle Restrictions, Wheelchair Access

**Association Fee:** 361.42

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Private Road, Recreational Facilities, Security, Trash

**Community Features:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Pool, Restaurant, Tennis Court(s), Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 7 BLK K TIMBERWOOD EST.

**Tax Annual Amount:** \$794

**Tax Lot:** 7

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## Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 2	11x12	First	12	11
Dining Room	10x9	First	9	10
Living Room	16x22	First	22	16
Primary Bedroom	11x13	First	13	11
Kitchen	10x12	First	12	10

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Handicap Modified, Pool, Restaurant, Tennis Court(s), Wheelchair Access, Street Lights

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Other

## Building Details

**NewConstructionYN:** No

**Exterior material:** Other

**Heating:** Central

**Roof:** Metal, Roof Over



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# Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Lockbox



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